



# Bridgewater HOUSE

Proudly developed by BLUEOAK ESTATES



# Welcome to Bridgewater HOUSE

Bridgewater House sits right alongside the peaceful Bridgewater Canal in the sought-after area of Timperley which is just 25 minutes outside of Manchester City Centre by tram.

A state-of-the-art new property development in Timperley; a quintessentially British suburban village near Altrincham which offers a tranquil retreat from the hubbub of city-life. Featuring a mix of exceptional one and two bedroom apartments.

The picturesque Bridgewater Canal and enchanting Fairywell Brook encircle the thriving local community which is just seven miles outside of Manchester - perfect for work and play! With a history dating back to the 7th Century, this is a beautiful place to make your home.

**Did you know...?**  
You can commute directly into Manchester city centre via the canal cycle link.

Take the canal cycle link from your doorstep at Bridgewater House and in just 8 miles you'll be into the city centre!

## Travelling... to and from Bridgewater House could not be any easier.

You won't need any 5am alarms in these contemporary apartments! Directly outside Bridgewater House is a Metrolink tram stop which can take you to Manchester City Centre in **25 minutes**, Old Trafford in **15 minutes** and Altrincham in **10 minutes**.

If you prefer to drive, Bridgewater House also offers easy access to the Manchester ring road and the M56 which is just 10 minutes away. The Trafford Centre is only 18 minutes away by car.

Alternatively, take the canal cycle link adjoining the site which will take you directly into City Centre Manchester.

Only...  
**25 MINUTES** to Manchester City Centre  
**9 MINUTES** to Manchester Airport

### TRAVEL TIME : by car

Altrincham	6 minutes
Trafford Centre	20 minutes
Manchester	25 minutes
Warrington	35 minutes



## TIMPERLEY...

A sought-after affluent, residential area



## THE 'LOCAL' Experience

There is no shortage of traditional local pubs in Timperley where you can enjoy a hearty English meal and a classic tall, dark and handsome beer. Timperley also has a plethora of lovely coffee shops to relax in, and if you are celebrating, you can head out to one of the many delightful international restaurants Timperley has on offer.

Why not attend the star-studded Tatton Park food festival in the summer and the acclaimed Manchester Food and Drink Festival in the autumn where you can buy a whole host of delicious food and drink from local Artisan producers?

## FANTASTIC SCHOOLS

in the catchment area:  
primary & secondary.

Bridgewater House resides in the catchment area for sought after primary & secondary schools;

- Park Road Academy Primary School
- Wellington School

## FOR THE Sports Lovers...

Cricket, Golf, Rugby Union, Archery, Tennis, Lacrosse, Horse-riding. Whatever you are looking for, Timperley has it all.

If you prefer a more relaxed approach, then take a stroll alongside the beautiful Bridgewater Canal on a summer's evening and watch the barges trundle along.



**LOVING THE  
FINER THINGS,  
make a statement!**

**SOCIAL SPACES  
designed to impress**



Cool and contemporary, our kitchens are not simply used for cooking and eating. They are stunning, high-impact, multi-purpose social spaces; perfect for entertaining family and friends or indulging in a relaxing evening alone with a glass of wine.

With their high-gloss finishes, gleaming Bosch appliances and smart-storage solutions, each Bridgewater House kitchen makes a big statement as soon as you step foot through the door.



**INVIGORATED &  
REFRESHED** every morning

Each apartment offers sophisticated open-plan living spaces with 'boatloads' of natural light, designer features, funky gadgets including USB sockets and the latest high-spec video security.

Multiple apartments also boast views of Bridgewater canal, which is known by many as England's first canal.

Luxury as  
STANDARD



**WAKE UP** ready

Retreat and unwind in your own personal haven. The Bridgewater House bathroom suites are beyond flawless. Elegant design has been combined with practical solutions to leave you feeling invigorated and refreshed every morning!

Our motto is "luxury-as-standard" which is why you'll find luxury showers and heated towel rails as standard in every bathroom.

For more information about this unique development call

**SECURE & AMPLE  
parking spaces  
available**

Minimum 1 space per apartment  
Secure parking behind electric gates  
Option to purchase further parking spaces  
Undercover parking available





## YOUR HIGH STANDARDS Deserve our high specification

### Just some of the features you'll enjoy in your Blueoak Home...

- Vicaima Doors throughout the property
- Polished chrome sockets and switches with built in USB charging points
- Aluminium powder coated windows
- Video intercom security systems
- Open plan kitchen/dining areas, high gloss kitchen units, composite worktops and under-mounted sink
- Integrated dishwasher
- BOSCH appliances
- Secure parking

## Need a Hand? Discover HELP TO BUY...

Help-to-Buy gives first-time buyers and existing homeowners the chance to buy a new-build home with a deposit of just 5% of the value of the property.

The Government provides a loan for an additional 20% of the value of the property, meaning that monthly mortgage repayments are more affordable. It is available through registered housebuilders and means that you might be able to afford your new, luxury Blueoak Estates home sooner than you thought.

### To be eligible, you'll need to:

- be able to put down a deposit of 5% of the value of the property
- buy a brand new home
- ensure that your new home is your main residence, and not bought for rental purposes
- buy a home that is worth up to the value of £600,000





# FALL IN LOVE, with a Blueoak home

Blueoak Estates are bespoke, Cheshire-based property developers. We craft luxurious homes and apartments, which are as individual as the people who will one day call them 'home'.



Collectively, the founders of Blueoak have more than 80 years of experience in the construction industry. Having worked for some of the UK's leading home-builders, our directors were inspired to develop homes which aren't off-the-peg or run-of-the-mill but stunning, statement properties.

With their high-gloss finishes, gleaming Bosch appliances and smart-storage solutions, each Bridgewater House kitchen makes a big style statement as soon as you step foot through the door. These are kitchens to tempt all tastes!



## Our GREEN credentials

Blueoak Estates fully embrace the Government's Sustainability Agenda.

We continue to make important progress in reducing greenhouse gas emissions through better design and construction. We specifically do this through energy and waste reduction.



## Our COMPANY ethos

Every Blueoak bespoke property achieves the highest standards of build and specification. Each location is handpicked to appeal to buyers' tastes whether that is a vibrant city-centre location, a tranquil village setting or a charming urban backwater with a bohemian personality.

Our sales team are available to help you in any way while you search for your new home. We will even discuss ideas with you so that everything is ready for you when you move in.

## Questions?

Contact our friendly sales team today  
Call: 01244 310 050  
Email: [sales@blueoakestates.co.uk](mailto:sales@blueoakestates.co.uk)

For more information about this unique development call 01244 310050 or email [sales@blueoakestates.co.uk](mailto:sales@blueoakestates.co.uk)





Please note that the information and imagery shown throughout this brochure is for illustrative and marketing purposes only. The specification, size and finish of each home may vary from that depicted in the images shown. Where possible, images of the actual property for sale will be used however where homes are being sold off-plan this may not be possible and images of similar properties may be used. The purpose of the images used is to illustrate possible combinations of fixtures, fittings, furniture, specifications and décor all of which may be subject to additional costs above and beyond the price given for the standard specification. For detailed information on prices for homes please ask us.

Please also note that some images used will be computer-generated and may vary from the final finish of the home you wish to purchase or may not depict an accurate reflection of the external environment of the property. You should always ask for the full specification of your chosen home before proceeding with any purchase. Blueoak Estates 2017



Proudly developed by **BLUEOAK ESTATES LIMITED**

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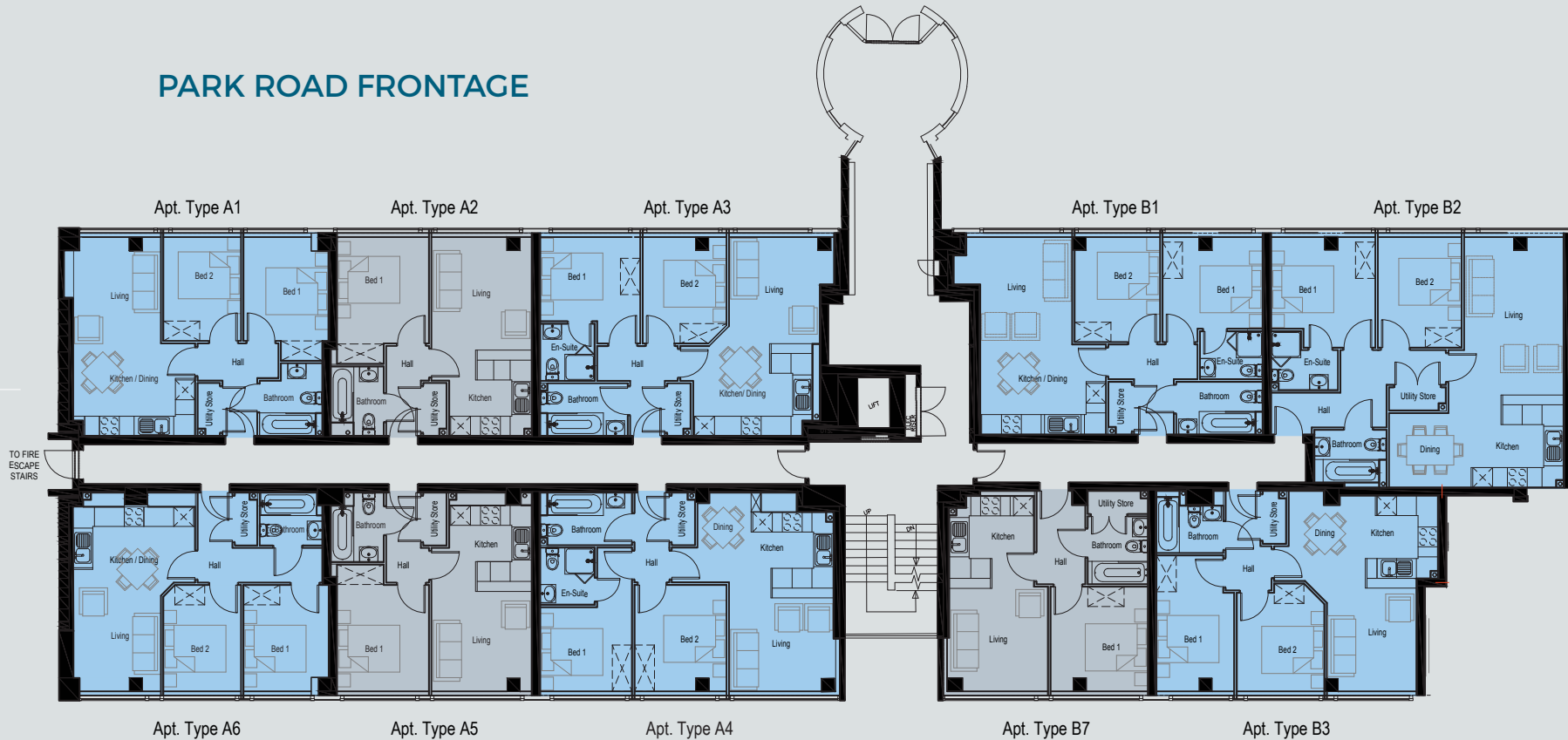




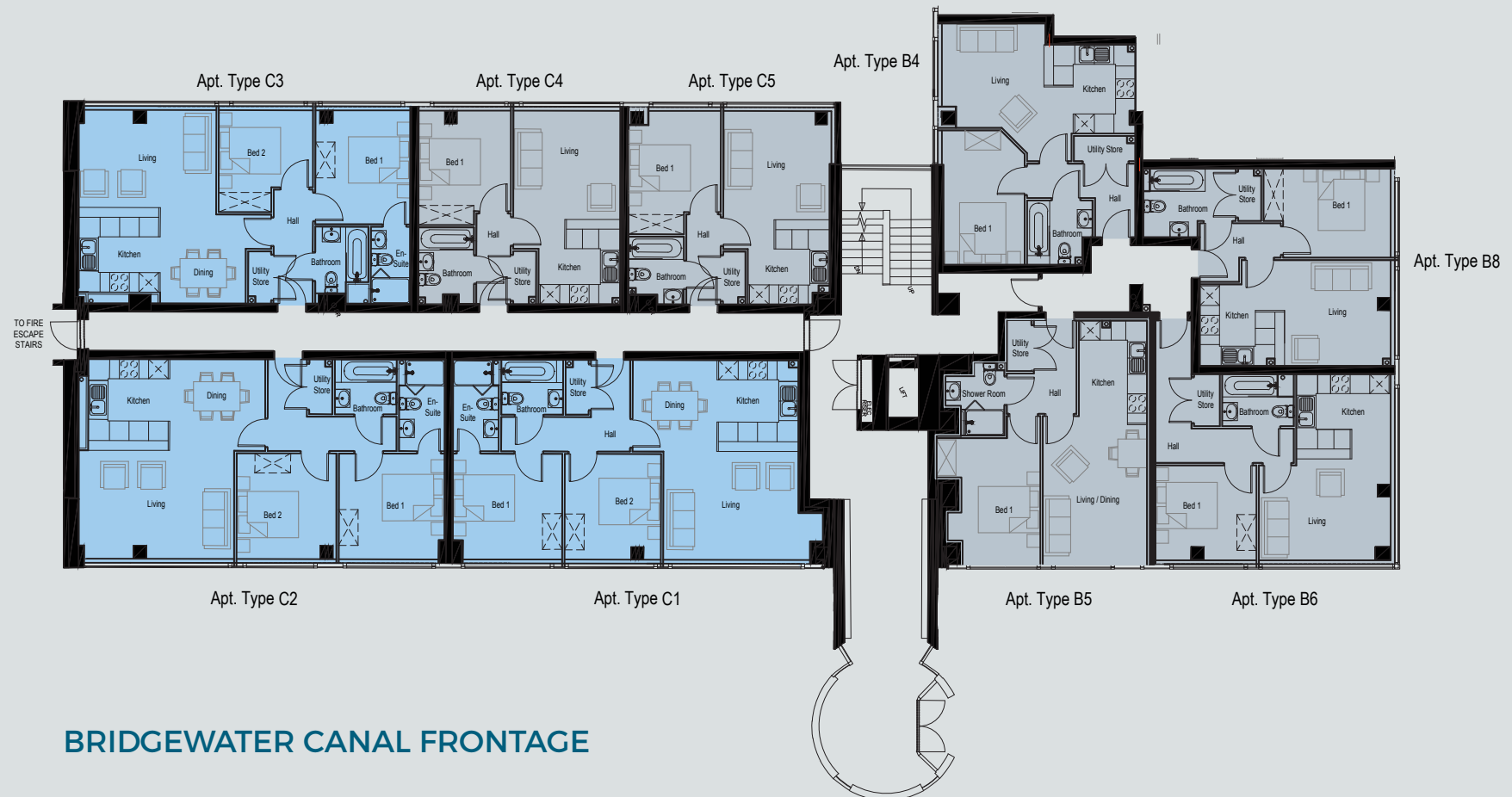


### PARK ROAD FRONTAGE

First Floor Entrance





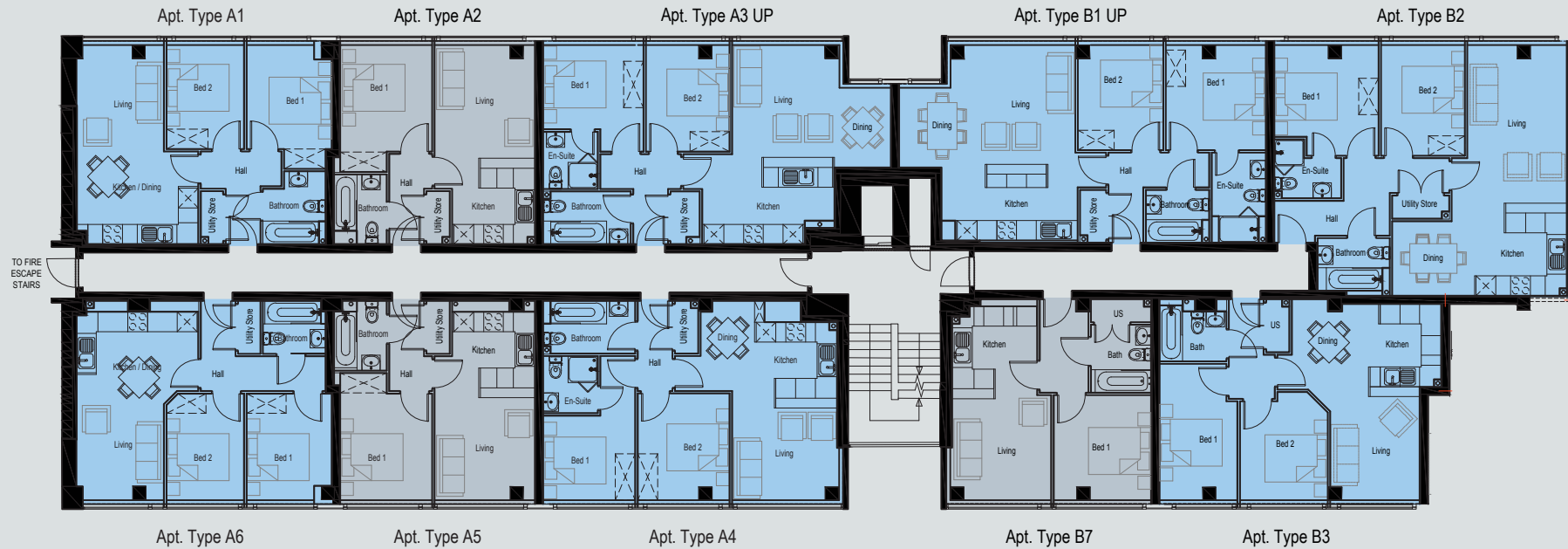


### BRIDGEWATER CANAL FRONTAGE





### PARK ROAD FRONTAGE

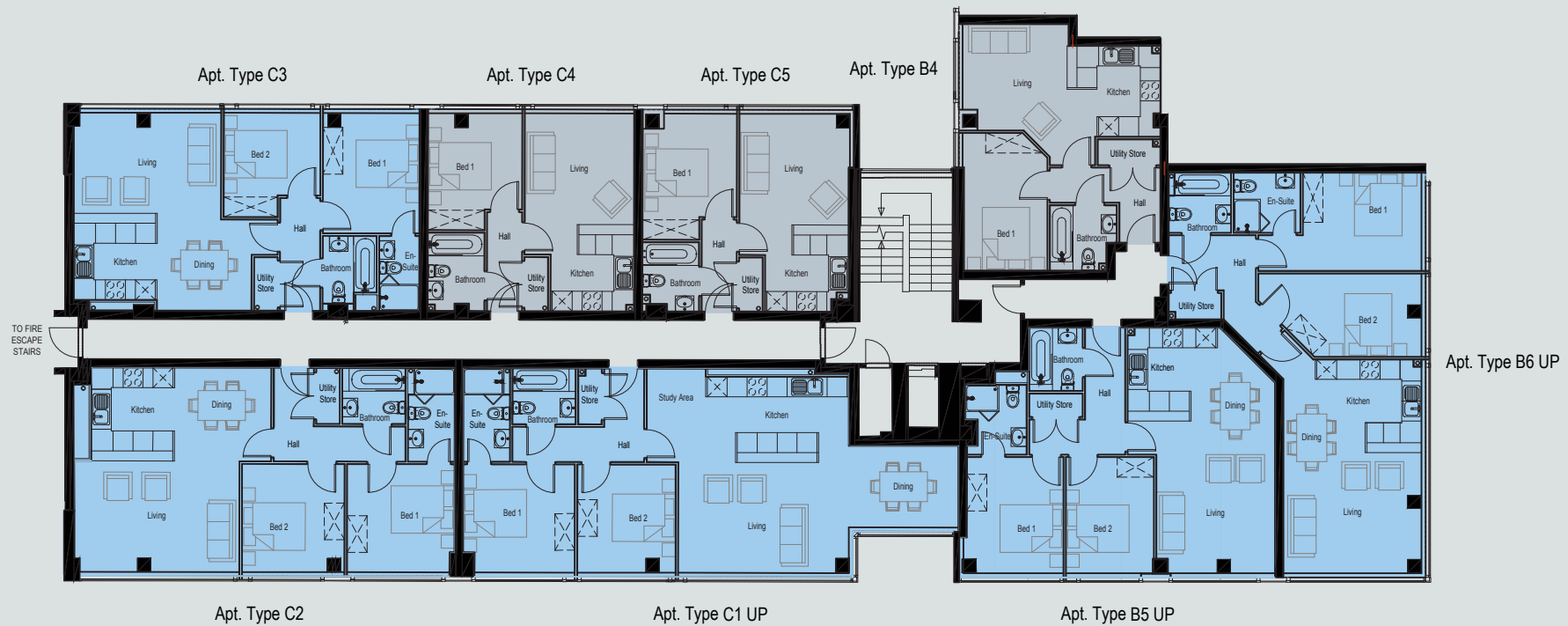




## FLOOR PLANS

Second and Third Floor - Canal Side

KEY



## BRIDGEWATER CANAL FRONTAGE



## FIRST FLOOR PARK SIDE APARTMENT DIMENSIONS

A1 2 BED	KITCHEN/DINER 12'1" x 9'2"	A4 2 BED	KITCHEN/DINER 16'1" x 10'8"	B1 2 BED	KITCHEN/DINER 12'6" x 8'11"	B3 2 BED	KITCHEN/DINER 14'10" x 9'2"
	LIVING ROOM 8'7" x 10'7"		LIVING ROOM 10'5" x 9'2"		LIVING ROOM 11'9" x 10'8"		LIVING ROOM 8'11" x 10'4"
	BED 1 8'5" x 12'4"		BED 1 9'2" x 8'5"		BED 1 9'11" x 10'5"		BED 1 13'6" x 7'9"
	BED 2 7'9" x 10'4"		ENSUITE 5'5" x 5'8"		ENSUITE 6'3" x 4'9"		BED 2 8'9" x 10'9"
	BATHROOM 6'3" x 7'3"		BED 2 9'2" x 10'7"		BED 2 8'6" x 10'5"		BATHROOM 6'8" x 5'7"
			BATHROOM 9'2" x 5'3"		BATHROOM 8'7" x 5'3"		
A2 1 BED	KITCHEN/DINER 10'0" x 8'6"	A5 1 BED	KITCHEN 8'2" x 8'6"	B2 2 BED	KITCHEN/DINER 17'4" x 9'2"	B7 1 BED	KITCHEN 8'5" x 9'2"
	LIVING ROOM 10'0" x 11'3"		LIVING ROOM 10'0" x 10'2"		LIVING ROOM 9'11" x 15'9"		LIVING ROOM 10'0" x 10'1"
	BED 1 9'2" x 12'7"		BED 1 9'1" x 12'8"		BED 1 10'4" x 11'0"		BED 1 9'8" x 10'5"
	BATHROOM 5'3" x 6'11"		BATHROOM 5'3" x 6'11"		ENSUITE 6'8" x 5'10"		BATHROOM 6'0" x 6'9"
A3 2 BED	KITCHEN/DINER 13'2" x 9'2"	A6 2 BED	KITCHEN/DINER 12'1" x 7'10"		BED 2 8'4" x 11'0"		
	LIVING ROOM 10'5" x 10'7"		LIVING ROOM 8'8" x 10'10"		BATHROOM 7'2" x 5'9"		
	BED 1 10'11" x 10'7"		BED 1 8'6" x 10'7"				
	ENSUITE 5'5" x 5'8"		BED 2 7'9" x 10'7"				
	BED 2 8'4" x 10'7"		BATHROOM 6'3" x 5'3"				
	BATHROOM 8'8" x 15'3"						



## FIRST FLOOR CANAL SIDE APARTMENT DIMENSIONS

B4 1 BED	KITCHEN	9'0" x 9'2"	B8 1 BED	KITCHEN	10'8" x 8'6"	C2 2 BED	KITCHEN	8'2" X 9'2"	C4 1 BED	KITCHEN	8'2" X 8'6"
	LIVING ROOM	13'10" x 10'4"		LIVING ROOM	10'8" x 10'8"		DINER	9'6" X 9'2"		LIVING ROOM	10'9" X 10'11"
	BED 1	13'7" x 8'3"		BED 1	8'11" x 12'10"		LIVING ROOM	16'3" X 10'11"		BED 1	9'3" X 11'6"
	BATHROOM	6'5" x 6'7"		BATHROOM	6'11" x 9'3"		BED 1	10'7" X 10'8"		BATHROOM	5'7" X 7'8"
							ENSUITE	4'7" X 9'3"			
B5 1 BED	KITCHEN	10'2 x 7'9"	C1 2 BED	KITCHEN	8'2" x 9'2"		BED 2	10'1" X 10'8"	C5 1 BED	KITCHEN	8'3" x 8'6"
	LIVING ROOM	14'0" x 10'6"		DINER	8'6" x 9'3"		BATHROOM	6'3" X 5'6"		LIVING ROOM	10'11" x 10'11"
	BED 1	14'6" x 10'5"		LIVING ROOM	16'1" x 10'11"					BED 1	9'3" x 12'5"
	BATHROOM	7'4" x 5'11"		BED 1	11'0" x 10'8"	C3 2 BED	KITCHEN	8'2' X 9'7'		BATHROOM	5'7" x 6'10"
				ENSUITE	4'7" x 9'3"		DINER	9'4 X 8'11"			
B6 1 BED	KITCHEN	8'6" x 9'6"		BED 2	9'8" x 10'7"		LIVING ROOM	14'6" X 9'11"			
	LIVING ROOM	10'3" x 13'3"		BATHROOM	6'3" x 5'6"		BED 1	9'6" X 11'10"			
	BED 1	9'7" x 10'2"					ENSUITE	3'11" X 7'4"			
	BATHROOM	5'3" x 7'2"					BED 2	9'6" X 10'3"			
							BATHROOM	6'8" X 5'4"			



## SECOND & THIRD FLOOR CANAL SIDE APARTMENT DIMENSIONS

B4 1 BED	KITCHEN	9'0" x 9'2"	B6 UP 2 BED	KITCHEN/DINER	9'2" x 13'7"	C2 2 BED	KITCHEN	8'2" X 9'2"	C4 1 BED	KITCHEN	8'2" X 8'6"
	LIVING ROOM	13'10" x 10'4"		LIVING ROOM	11'11" x 13'7"		DINER	9'6" X 9'2"		LIVING ROOM	10'9" X 10'11"
	BED 1	13'7" x 8'3"		BED 1	9'8" x 11'8"		LIVING ROOM	16'3" X 10'11"		BED 1	9'3" X 11'6"
	BATHROOM	6'5" x 6'7"		ENSUITE	5'11" x 6'7"		BED 1	10'7" X 10'8"		BATHROOM	5'7" X 7'8"
				BED 2	8'2" x 16'1"		ENSUITE	4'7" X 9'3"			
				BATHROOM	5'11" x 6'2"		BED 2	10'1" X 10'8"	C5 1 BED	KITCHEN	8'3" x 8'6"
B5 UP 2 BED	KITCHEN/DINER	12'6" x 14'6"					BATHROOM	6'3" X 5'6"		LIVING ROOM	10'11" x 10'11"
	LIVING ROOM	15'0" x 11'8"								BED 1	9'3" x 12'5"
	BED 1	11'5" x 9'6"	C1 UP 2 BED	KITCHEN	14'1" x 8'5"	C3 2 BED	KITCHEN	8'2' X 9'7'		BATHROOM	5'7" x 6'10"
	ENSUITE	6'10" x 6'0"		DINER	10'10" x 8'1"		DINER	9'4 X 8'11"			
	BED 2	11'5" x 8'8"		LIVING ROOM	16'10" x 10'8"		LIVING ROOM	14'6" X 9'11"			
	BATHROOM	6'3" x 5'3"		BED 1	11'0" x 10'8"		BED 1	9'6" X 11'10"			
				ENSUITE	4'7" x 9'3"		ENSUITE	3'11" X 7'4"			
				BED 2	9'8" x 10'8"		BED 2	9'6" X 10'3"			
				BATHROOM	6'3" x 5'6"		BATHROOM	6'8" X 5'4"			



## SECOND & THIRD FLOOR PARK SIDE APARTMENT DIMENSIONS

A1 2 BED	KITCHEN/DINER	12'1" x 9'2"
	LIVING ROOM	8'7" x 10'7"
	BED 1	8'5" x 12'4"
	BED 2	7'9" x 10'4"
	BATHROOM	6'3" x 7'3"

A2 1 BED	KITCHEN/DINER	10'0" x 8'6"
	LIVING ROOM	10'0" x 11'3"
	BED 1	9'2" x 12'7"
	BATHROOM	5'3" x 6'11"

A3 UP 2 BED	KITCHEN	13'2" x 7'0"
	DINER/LIVING	15'9" x 11'2"
	BED 1	9'11" x 10'7"
	ENSUITE	5'5" x 5'8"
	BATHROOM	8'8" x 5'3"

A4 2 BED	KITCHEN/DINER	16'1" x 10'8"
	LIVING ROOM	10'5" x 9'2"
	BED 1	9'2" x 8'5"
	ENSUITE	5'5" x 5'8"
	BED 2	9'2" x 10'7"
	BATHROOM	9'2" x 5'3"

A5 1 BED	KITCHEN	8'2" x 8'6"
	LIVING ROOM	10'0" x 10'2"
	BED 1	9'1" x 12'8"
	BATHROOM	5'3" x 6'11"

A6 2 BED	KITCHEN/DINER	12'1" x 7'10"
	LIVING ROOM	8'8" x 10'10"
	BED 1	8'6" x 10'7"
	BED 2	7'9" x 10'7"
	BATHROOM	6'3" x 5'3"

B1 UP 2 BED	KITCHEN	13'6" x 7'7"
	LIVING ROOM	17'6" x 11'10"
	BED 1	9'11" x 10'6"
	ENSUITE	5'4" x 8'11"
	BED 2	8'6" x 10'5"
	BATHROOM	6'4" x 5'3"

B2 2 BED	KITCHEN/DINER	17'4" x 9'2"
	LIVING ROOM	9'11" x 15'9"
	BED 1	10'4" x 11'0"
	ENSUITE	6'8" x 5'10"
	BED 2	8'4" x 11'0"
	BATHROOM	7'2" x 5'9"

B3 2 BED	KITCHEN/DINER	14'10" x 9'2"
	LIVING ROOM	8'11" x 10'4"
	BED 1	13'6" x 7'9"
	BED 2	8'9" x 10'9"
	BATHROOM	6'8" x 5'7"

B7 1 BED	KITCHEN	8'5" x 9'2"
	LIVING ROOM	10'0" x 10'1"
	BED 1	9'8" x 10'5"
	BATHROOM	6'0" x 6'9"